

# COMMITTEE AMENDMENT FORM

DATE: 01/10/07

COMMITTEE      ZONING                      PAGE NUM. (S)1

ORDINANCE I. D. #06-O-1954                      SECTION (S)

RESOLUTION I. D. #07-R-                                      PARA.

AMENDS THE LEGISLATION BY ADDING ONE (1) CONDITION WHICH IS  
A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING 08/07/06.

AMENDMENT DONE BY COUNCIL STAFF 01/10 /07

06-0 -1954

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-06-97  
Date Filed: 8-7-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1971 Fairburn Road, S.W.** be changed from the R-3 (Single-family Residential) District to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 7, 14<sup>th</sup> ff District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

### Quitclaim Deed

FULTON COUNTY  
RECORDED

1995 MAR 16 PM 1:23

RECORDING REQUESTED BY:  
Rosie L. McQueen

WHEN RECORDED MAIL TO:  
Rosie L. McQueen

1971 Fairburn Rd.

Atlanta, Ga. 30331

Fulton County, Georgia  
Real Estate Transfer Tax

Paid \$         

Date 3-16-95

JUANITA HIGGS  
Clerk, Superior Court

By A. Taylor  
Deputy Clerk

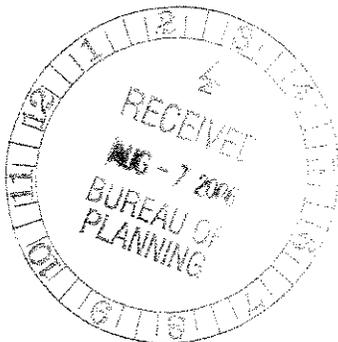
Mail Tax Statements to  
the address above

Space above for Recorder's use

Documentary Transfer Tax -0-  
1971 Fairburn Rd, SW Atlanta, GA. 30331

APN #: \_\_\_\_\_

For no consideration, Rev. R. L. McQueen  
does hereby Remise, Release and Quitclaim to R. L. McQueen  
Trustee, or her successors in trust, under the Rosie L. McQueen  
LIVING TRUST dated \_\_\_\_\_, and any amendments thereto, all her  
interest in and to the following real property in the County of Fulton  
State of Georgia, described as:



all that tract or parcel of land, lying and being in Land Lot 7  
of the 14th District of Fulton County, Georgia, being more particular  
described as follows:

Beginning at an iron pin found on the western side of Fairburn  
Road 184.2 feet northerly from the intersection of the west side  
of Fairburn Road and the northern side of Hillacres Road; running  
thence north 89° 44' 34" west a distance of 1345.52 feet to an iron  
pin found on the eastern side of Austin Road; running thence north 05°  
17' west a distance of 150.08 feet to an iron pin found; running ther  
north 85° 39' 23" east a distance of 1401.79 feet to an iron pin  
found on the west side of Fairburn Road; running thence southwester:  
along the curvature of the western side of Fairburn Road a distance  
265.30 feet to an iron pin found and the point of beginning (said  
distance also described as running thence south 08° 21' 22" west  
a chord distance of 264.47 feet) being improved property containing  
6.47 acres as shown on plat of survey prepared by Kenco Engineering  
& Surveying Co., Inc. dated August 18, 1977

Date: 7-18-94



300X19377 PAGE 297

Quitclaim Deed

Brenda A. Proctor  
Notary Public, Fulton County, Georgia  
My Commission Expires July 18, 1998  
TERRY B. CLARK

R. L. McQueen  
GRANTOR

STATE OF GEORGIA, County of FULTON

This INSTRUMENT, Made this 16<sup>th</sup> day of April in the Year of Our Lord One Thousand Nine Hundred and Seventy-nine between G.M. NOUR

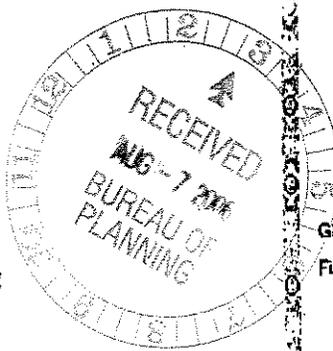
of the State of GEORGIA and County of FULTON of the first part, and REV. R.L. MCQUEEN

of the State of GEORGIA and County of FULTON of the second part,

WITNESSETH: That the said part X of the first part, for and in consideration of the sum of OTHER VALUABLE CONSIDERATION AND TEN & NO/100--- (10.00) Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said part Y of the second part, HER heirs and assigns, all that tract or parcel of land lying and being in

Land Lot 7 of the 14th District of formerly Fayette, now Fulton County, Georgia, being Lot 8 of the Subdivision of the Roy D. Warren property, as per plat of same of record in Plat Book 55, page 100, Fulton County Records, and more particularly described as follows:

BEGINNING at a point on the north side of Hillacres Road seven hundred (700) feet east of the northeast corner of Austin Road and Hillacres road, and running thence east along the north side of Hillacres Road one hundred (100) feet, thence north one hundred eighty (180) feet; thence west one hundred (100) feet; thence south one hundred eighty (180) feet to the point of beginning.



Fulton County, Georgia Real Estate Transfer Tax Paid \$ 2.00 Date April 23 1979 BARBARA J. PRICE Clerk, Superior Court Dr. Grace Carley Deputy Clerk

GEORGIA, Fulton County, Clerk's Office Superior Court Filed & Recorded, APR 23 1979 at 11:37 A.M. Barbara J. Price CLERK

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, member; and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said part Y of the second part, her heirs and assigns, forever, in Fee Simple.

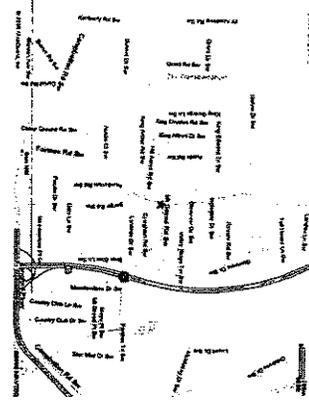
AND THE SAID part Y of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said part Y of the second part, her heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part Y of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in presence of: Pat Alexander (Seal) J.M. [Signature] (Seal) [Signature] (Seal) Notary Public, Georgia, State at Large My Commission Expires Oct. 12, 1980 (Seal)

**Conditions for Z-06-97 for 1971 Fairburn Road, S.W.**

1. Site plan received by the Bureau of Planning on August 7, 2006 prepared by Concept Engineering.



VICINITY MAP N.T.S.

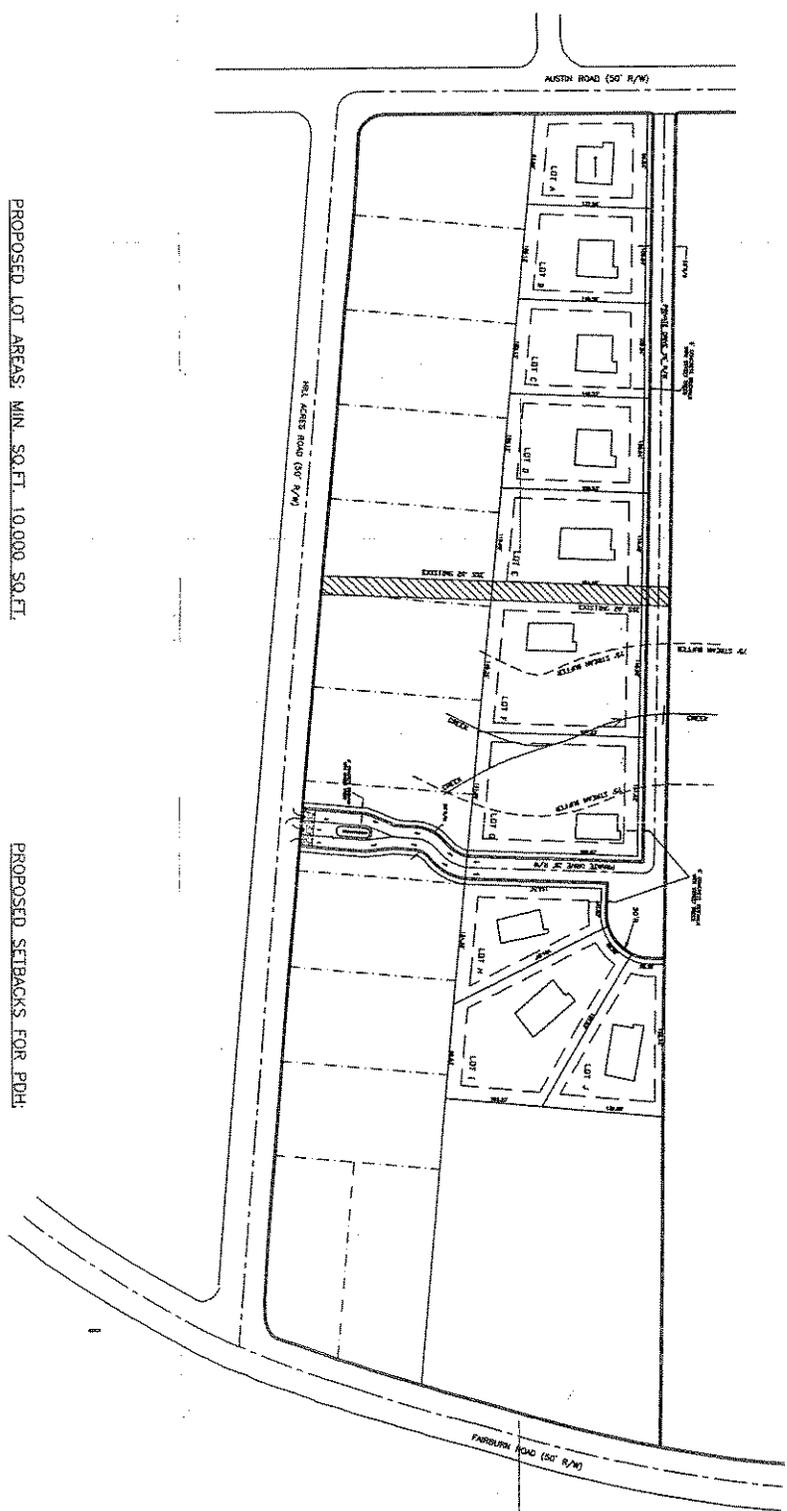
TASHI ESTATES  
 LAND LOT 7, DISTRICT 14FF  
 FULTON COUNTY GA, 30031

PROJECT CONTACTS:

OWNER: R.L. MCQUEEN  
 DEVELOPER: TASHI III DEVELOPMENT  
 CONTACT: RICK BLUE (878) 481-7888  
 ENGINEER: CONCEPT ENGINEERING SERVICES LLC.

PROJECT DATA:

OCCUPANCY: GROUP R-RES.  
 TYPE OF CONSTRUCTION: SINGLE FAMILY RES.  
 REQUIRED ZONING: PDH



PROPOSED LOT AREAS: MIN. SQ.FT. 10,000 SQ.FT.

A: 12,397 SQ.FT. OR .28 ACRES	F: 23,921 SQ.FT. OR .55 ACRES
B: 13,658 SQ.FT. OR .31 ACRES	G: 23,502 SQ.FT. OR .54 ACRES
C: 14,456 SQ.FT. OR .33 ACRES	H: 13,556 SQ.FT. OR .31 ACRES
D: 15,254 SQ.FT. OR .35 ACRES	I: 21,390 SQ.FT. OR .49 ACRES
E: 19,392 SQ.FT. OR .45 ACRES	J: 13,926 SQ.FT. OR .32 ACRES

PROPOSED SETBACKS: FOR PDH:

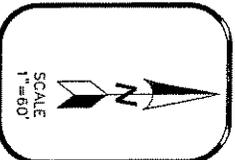
FRONT: 20'
SIDE: 10'
REAR: 15'

2-06-97



SITE PLAN

CONCEPT ENGINEERING SERVICES, LLC - 07/28/06  
 PO BOX 830697, STONE MOUNTAIN, GA 30083



SHEET  
1 OF 2



RCS# 503  
9/05/06  
2:54 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 06-O-1919,1920,06-O-1949,1950,1951,1952  
1953,1954,1955,1956  
REFER

YEAS: 10  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 3  
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	E Martin	Y Norwood
Y Young	Y Shook	B Maddox	E Willis
NV Winslow	Y Muller	E Sheperd	NV Borders

MULTIPLE